182.0	0007	0005.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	647,800 /	647,800
					USE VALUE:	647,800 /	647,800
					ASSESSED:	647,800 /	647,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		STANDISH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KERR JOHN R/JESSICA D
Owner 2:	
Owner 3:	
Street 1:	18 STANDISH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAYES JAMES R JR -
Owner 2:	-
Street 1:	18 STANDISH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,484 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6484.000	217,600		430,200	647,800
Total Card	0.149	217,600		430,200	647,800
Total Parcel	0.149	217,600		430,200	647,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 519.07 | /Parcel: 519.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 123413

GIS Ref

GIS Ref

Insp Date 05/18/18

!14271!

PREVIOUS ASSESSMENT

Parcel ID 182.0-0007-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	217,700	0	6,484.	430,200	647,900	647,900	Year End Roll	12/18/2019
2019	101	FV	190,200	0	6,484.	430,200	620,400	620,400	Year End Roll	1/3/2019
2018	101	FV	190,200	0	6,484.	362,600	552,800	552,800	Year End Roll	12/20/2017
2017	101	FV	190,200	0	6,484.	331,800	522,000	522,000	Year End Roll	1/3/2017
2016	101	FV	190,200	0	6,484.	282,700	472,900	472,900	Year End	1/4/2016
2015	101	FV	185,600	0	6,484.	245,800	431,400	431,400	Year End Roll	12/11/2014
2014	101	FV	185,600	0	6,484.	227,400	413,000	413,000	Year End Roll	12/16/2013
2013	101	FV	185,600	0	6,484.	216,300	401,900	401,900		12/13/2012

PRINT

Date	Time
12/11/20	04:08:11

LAST REV

Date	Time
06/26/18	15:04:48

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14271

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYES JAMES R J	42028-88		2/12/2004		385,000	No	No		
	11124-117		5/27/1966			No	No		N

USER DEFINED

Prior Id # 1:	123413
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2018	64	Solar Pa	17,238	C				
4/1/2004	221	New Wind	3,000					4 wndws

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	MEAS&NOTICE	BS	Barbara S
10/17/2008	Measured	197	PATRIOT
5/14/2004	MLS	MM	Mary M
3/11/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
7/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6484		Sq. Ft.	Site		0	70.	0.95	7									430,165						430,200	

Total AC/HA: 0.14885 | Total SF/SM: 6484 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,165 | Spl Credit | Total: 430,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99197996
Adj $ / SQ:	167.397
Other Features:	62513
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315402
Depreciation:	97775
Depreciated Total:	217627

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

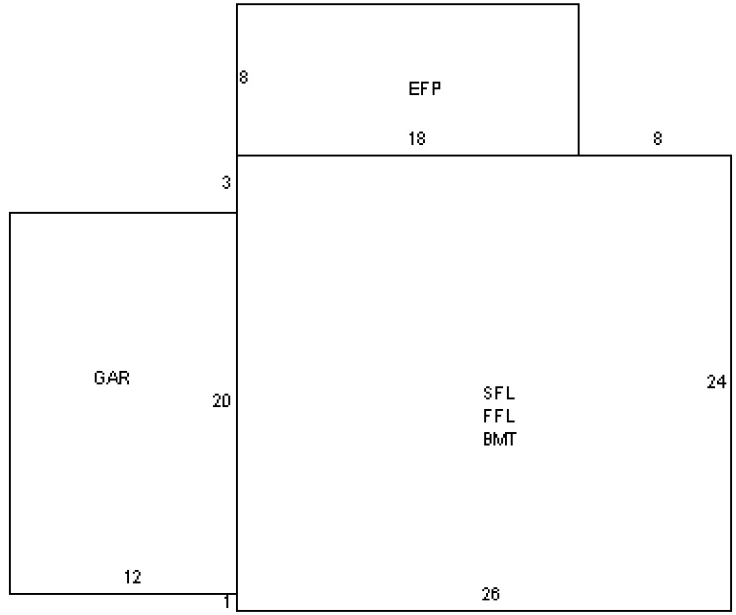
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.40
Special Features:	0	Val/Su Net:	96.45
Final Total:	217600	Val/Su SzAd	174.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	50.220	31,337
FFL	First Floor	624	167.400	104,455
SFL	Second Floor	624	167.400	104,455
GAR	Garage	240	25.210	6,051
EFP	Enclos Porch	144	45.760	6,590

Net Sketched Area:	2,256			Total:	252,888
Size Ad	1248	Gross Are	2256	FinArea	1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0007-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: